

The conclusion of the purchase agreement regarding Warsaw Trade Tower in Warsaw

The Board of Directors of Globalworth Poland Real Estate N.V. (the “Company”) hereby announces that on 3 April 2019 it has purchased, through its controlled company (the “**Purchaser**”), from Akron Investment Central Eastern Europe II B.V. (the “**Seller**”) 100% of the shares in Warsaw Trade Tower 2 spółka z ograniczoną odpowiedzialnością (the “**Target**”), holding the legal title to an office building under the name of Warsaw Trade Tower in Warsaw, located at ul. Chłodna 51 in Warsaw, Poland (the “**Property**”).

The price for the shares in the Target was calculated on the basis of the amount of EUR 132.9 million (the “**Consideration**”) which will include the assumption by the Purchaser of existing bank financing of EUR 75 million, with the balance of EUR 57.9 million, further adjusted to the Target’s cash, debt, working capital and other customary adjustments before being paid to the Seller. The Consideration includes, inter alia, the value of currently existing intra-group loans granted to the Target which have been subrogated by the Purchaser at the transaction closing.

Under the purchase agreement, the parties granted each other standard representations and warranties as well as the Seller granted the Purchaser indemnities on terms and conditions which are customary for this type of transaction.

The transaction will be financed partly by taking over of currently existing bank financing in the amount of EUR 75 million and partly from the Company’s existing cash resources, following the extension and increase of the available funds under the existing loan agreement with an affiliate of the main shareholder of the Company, i.e. Globalworth Finance Guernsey Limited initially concluded on 16 April 2018 (the Company informed about the conclusion of the Loan Agreement on 16 April 2018 in the current report no. 9/2018).

The Property’s GLA (gross leasable area) amounts to 45,427 m², the annualized contracted rental income of the Property generated by the occupancy ratio of 88% amounts to EUR €9.0 million and WALT (weighted average lease term) amounts to 2.2 years.

The Company intends to hold the office building as part of its income-producing portfolio.